

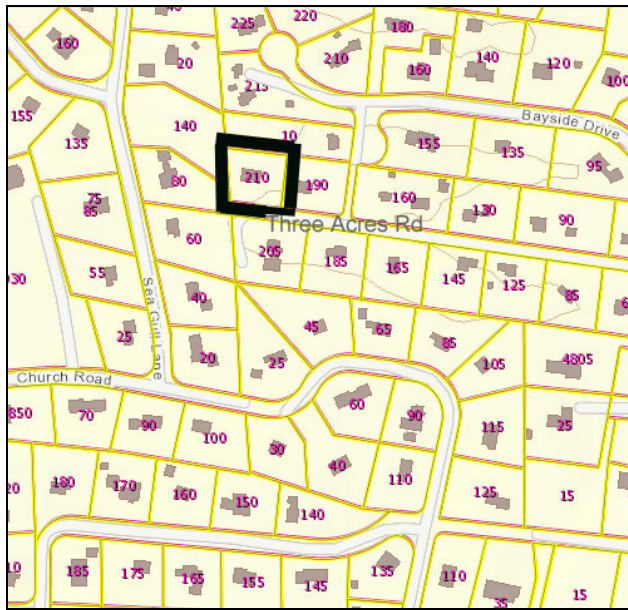
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Assessor's Number USGS Quad Area(s) Form Number

5-142

ORLEANS

EAS.755

Town/City: Town of Eastham

Place: (*neighborhood or village*): North Eastham

Address: 210 Three Acres Road

Historic Name: Dartmouth Realty & Building Corp. Rental Cottage

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1962

Source: deeds/visual analysis

Style/Form: Modern/Ranch

Architect/Builder: Pre-Bilt Construction Co./ Dartmouth Realty & Building Corp (mfr. of pre-built structures)

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingle/wood

Roof: asphalt shingle (per Assessor's records)

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): none

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.37 acre

Setting: The subject property is located on the north side and at the far west end of the dead-end Three Acres Road. It is surrounded by single family dwellings in a suburban residential area.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

210 THREE ACRES ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.755

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The subject property contains a thoroughly Modern-style Ranch house featuring a flat or very low-pitched shed roof with wide overhanging eaves. It was almost certainly a "pre-built" building adapted to its Cape Cod location by use of wood shingle siding. (See ownership history, below.) With two slightly projecting wings from the front facade, each with a set of paired windows, the overall affect is of symmetry; however the recessed center area between the wings is asymmetrically organized with triple windows to the left of the front entry door. This is in keeping with the Modern edict that "form follows function." All the windows and front door have been replaced. Unfortunately no building permits or other records for this building are available, and a published model wasn't found.

HISTORICAL NARRATIVE

Town of Eastham Assessor records the house at 210 Three Acres Road as built in 1950. In January 1947 the land belonged to North Eastham farmer Frank King, who sold 8.45 acres on the west side of the highway to builder John J. Shakliks, who soon began constructing cottages on Three Acres Road and the area immediately south of it.¹

Born in 1910, probably in Waltham, John J. Shakliks was the son of Edwin Shakliks and his wife, whose name is not yet known and who was born in Poland. By 1928 he married Mary Elaine Hardman, who had grown up with her mother in her uncle's home in Waltham; her mother Teresa McCann Hardman worked as a cotton mill speeder tender in 1920. By 1928 John Shakliks was working as an ice man in Waltham and by 1930 as a milkman. The couple and their children, June, Ann, and Rita, were living in Newton in 1935 and Shakliks had become a house builder.

Tax records for 1947 show Shakliks as the owner of three acres of land, a house valued at \$3500, and 2 cottages together valued at \$800. In the same year he recorded a subdivision plan for Three Acres Road showing nine house lots on both side of the street, two of them were long lots bordering State Highway (see plan, below).² The house in his tax listing may have been 130 Three Acres Road, which the town dates to 1948, and one of the cottages may have been 210 Three Acres Road. In November 1948 Shakliks and his wife sold Lot 7, to Charles Leo Carron; the deed transferred the lot "together with the buildings thereon." (Carron owned or had owned adjoining property to the north of Lot 7, as well as property elsewhere on Cape Cod.)³ Although neither the 1946 nor 1947 plans depicted any buildings, the specific language added to the deed suggests that there was at least one building on the larger Lot 7, which was probably removed.

Carron evidently was responsible for subdividing Lot 7 into two lots (7A-#190 and 7B-210 Three Acres Road) for on July 12, 1949, he mortgaged each of them for \$2,500 to the Brockton Savings Bank.⁴ Within two years he had defaulted on these mortgages, which had been insured by the Federal Housing Commission. That agency thus acquired title to and sold both lots to Harold I. Swift of Brewster in 1952.⁵ The deed for Lot 7B / 210 Three Acres Road does not mention buildings, while the deed for Lot 7A / 190 Three Acres Road, does cite buildings in general "boilerplate" language (though the town dates the current house on this lot to 1994).⁶ Nor does any subsequent deed for 210 Three Acres Road mention the existence of a building. Swift was active in real estate in both Eastham and Brewster from after WW II through 1970.⁷

Harold Swift owned the subject property until 1960 when he sold it, together with the adjoining parcel at 190 Three Acres Road, to Prince H. Hurd Jr., the son of Eastham accountant Prince H. Hurd and his wife Edna Nickerson Hurd.⁸ Hurd was a lawyer, a notary public and a selectman for Eastham at the time. He was involved in the establishment of the Cape Cod National Seashore Park on behalf of the Town of Eastham.⁹ Hurd conveyed both lots 7A and 7B to Curtis E. Dorrie, Jr. in 1961. Dorrie in

¹ Frank and Mary L. King to John J. and Mary E. Shakliks, 21 January 1947, Barnstable County Registry of Deeds (hereafter cited as BCD) 664:595; see also "Plan of Land in North Eastham Mass Property of John J. Shakliks," July 1946, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 76:121.

² "Subdivision Plan of Land in North Eastham Mass. Property of John J. Shakliks," March 1947, BCP 77:113. Between 1948 and 1956 sold all of the lots in the subdivision.

³ BCD, 707:243 dated 12 Nov. 1948. Deed searches for Charles L. Carron revealed he had land in Falmouth as well as Eastham.

⁴ BCD, 727:81 (subsequently mistakenly cited as 725:81).

⁵ United States of America, Federal Housing Commissioner to Harold I. Swift, BCD 809:219, recorded 4 April 1952. By 1954 he is shown as the owner of 6.5 acres, the house, seven cottages valued together at \$4200, seven cottages valued together at \$7000, and two cottages each valued at \$1000. In a nearby .55-acre tract he also owned a house, and he owned another 6.53 acres with no buildings yet on it in the same area. Of the sixteen houses on Three Acres Road, the Town Assessor dates twelve of them to 1948, another to 1949 (number 130), and another to 1950 (210 Three Acres Road).

⁶ Visual analysis of 190 Three Acres Rd. does suggest that it is a manufactured house trucked to the site, which would suggest the 1994 date for that dwelling is correct.

⁷ The Barnstable County Registry of Deeds lists many real estate transactions in his name, with attendant mortgages beginning in 1946.

⁸ BCD, 1070:431, dated 11 Feb. 1960. It is interesting to note that when a "Bill in Equity" filed in Mass. Superior Court on September 5, 1958, "THE WELLFLEET SAVINGS BANK vs. HAROLD I. SWIFT," regarding another property in Eastham (340 Mass. 62, decided December 10, 1959), Prince H. Hurd, Jr. represented Swift.

⁹ United States Congress, Senate Committee on the Interior, *Cape Cod National Seashore Park. Hearings before the Subcommittee on Public Lands of the Committee on Interior and Insular Affairs, United States Senate, Eighty-sixth Congress, first[-second] session, on S. 2636, a bill to provide for the establishment of Cape Cod National Seashore Park* (Hearings held Dec. 9-June 21, 1960 in various cities, Volume 1) (Washington : U.S. Govt. Printing Office, 1960) pp. 63-66. from <<http://www.ebooksread.com/authors-eng/united-states-congress-senate-committee-on-inte/cape-cod-national-seashore-park-hearings-before-the-subcommittee-on-public-land-tin/page-10-cape-cod-national-seashore-park-hearings-before-the-subcommittee-on-public-land-tin.shtml>>

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

210 THREE ACRES ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.755

turn conveyed it to Pre-Bilt Construction Co. on January 24, 1962. Pre-Bilt Construction Company was a manufacturer of prefabricated buildings (later incorporating as Dartmouth Realty & Building Corporation) which owned them until 1993. Thus it seems most probable that the house was built by c. 1962 by this company rather than earlier by Shakliks, Carron, or Swift.¹⁰

The current owners Ronald J. Mastrolia Jr. and Susan P. Prewandowski of Raynham bought it in 2011.

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds. Deeds and Subdivision Maps.

Deyo, Simeon L., ed. *History of Barnstable County, Massachusetts, 1620-1890*. New York: H. W. Blake, 1890.

Dudley, Dean (1823-1906). *Historical Sketches of the Towns and Cities of Plymouth and Barnstable Counties, Mass.* Wakefield, MA: Dean Dudley, 1873.

Town of Eastham Tax Commitment Books. 1902-57.

Freeman, Frederick (1799-1883). *The History of Cape Cod: The Annals of Barnstable County and of its Several Towns, Including the District of Mashpee*. 2 vols. Boston: Printed for the author by Geo C. Rand & Avery, 1860-1862.

Kittredge, Henry C. *Cape Cod: Its People and Their History*. 1930. Reprint. Orleans, MA: Parnassus Imprints, 1968.

Lowe, Alice Albert. *Nauset on Cape Cod: A History of Eastham*. Falmouth, MA: Eastham Historical Society. 1968.

Massachusetts Department of Conservation, Cape Cod Commission, and Boston University. *Heritage Landscape Inventory Report: Eastham, Massachusetts*. Massachusetts Heritage Landscape Inventory Program, December 2010.

Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.

McKenzie, Matthew. *Clearing the Coastline: The Nineteenth-Century Ecological and Cultural Transformation of Cape Cod*. Hanover, NH, and London: University Press of New England, 2010.

Pratt, Enoch. *A Comprehensive History, Ecclesiastical and Civil of Eastham, Wellfleet and Orleans, County of Barnstable, Mass., from 1644-1844*. Yarmouth, MA: W. S. Fisher and Company, 1844.

Thompson, Elroy Sherman. *History of Plymouth, Norfolk and Barnstable Counties, Massachusetts*. 3 vols. New York: Lewis Historical Publishing Company, 1928.

Trayser, Donald G. *Eastham, Massachusetts, 1651-1951: Eastham's Three Centuries*. Lexington, MA: Hancock Press for Eastham Tercentenary Committee, 1951.

MAPS

Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.

Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray. Boston: Stedman, Brown and Lyon, 1871.

Atlas of Barnstable County, Massachusetts. Boston: George H. Walker and Co., 1880.

Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888. Boston: Commissioners of the Commonwealth, 1890.

Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

¹⁰ Harold I. Swift to Prince H. Hurd Jr., 11 February 1960, BCD 1070:431; Hurd to Curtis E. Dorrie Jr., 17 July 1961, BCD 1121:480; Dorrie to Pre-Bilt Construction Co., 24 January 1962, BCD 1161:544. Pre-Bilt Construction Company in Dartmouth is briefly described in Massachusetts Industry: Progress Through Enterprise (Boston: Associated Industries of Massachusetts, 1965), 174. Dartmouth Realty & Building Corp. was incorporated on Dec. 17, 1952, and voluntarily dissolved" on Nov. 18, 1993, per the Secretary of State of Massachusetts website—Corporate Division. Dartmouth Realty & Building Corp. to Joseph Blum, 1 November 1993, BCD 8950:46; Chiles Holdings Ltd. To Ronald J. Mastrolia Jr. and Susan P. Prewandowski, 11 May 2011, BCD 25582:27.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

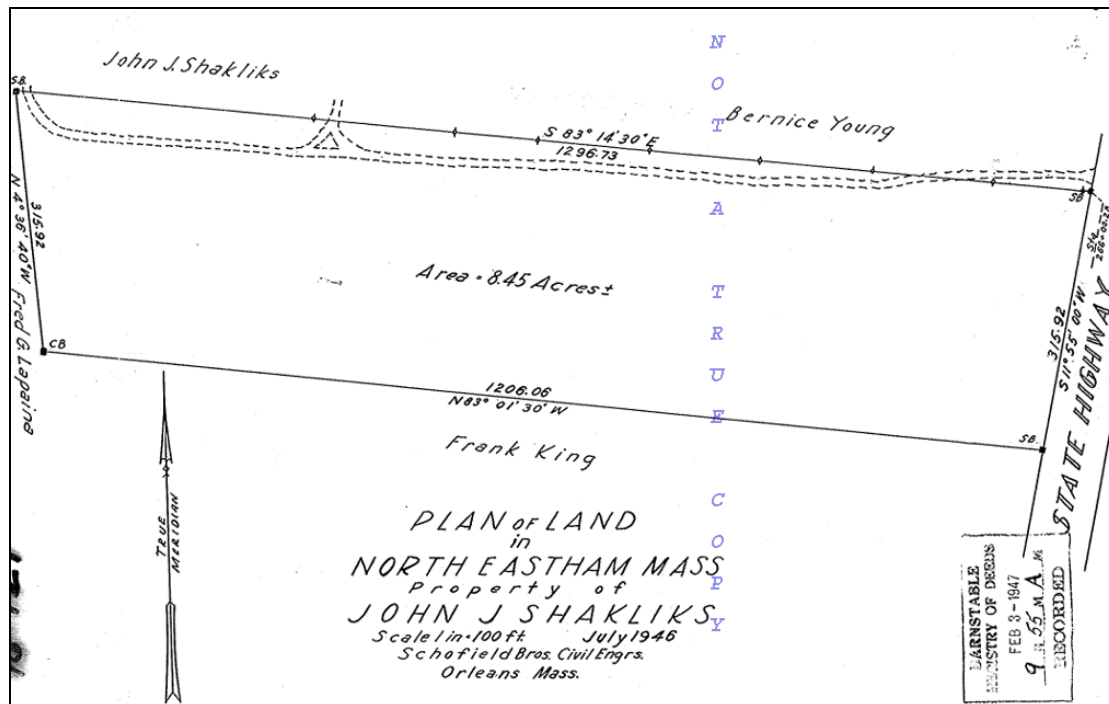
210 THREE ACRES ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

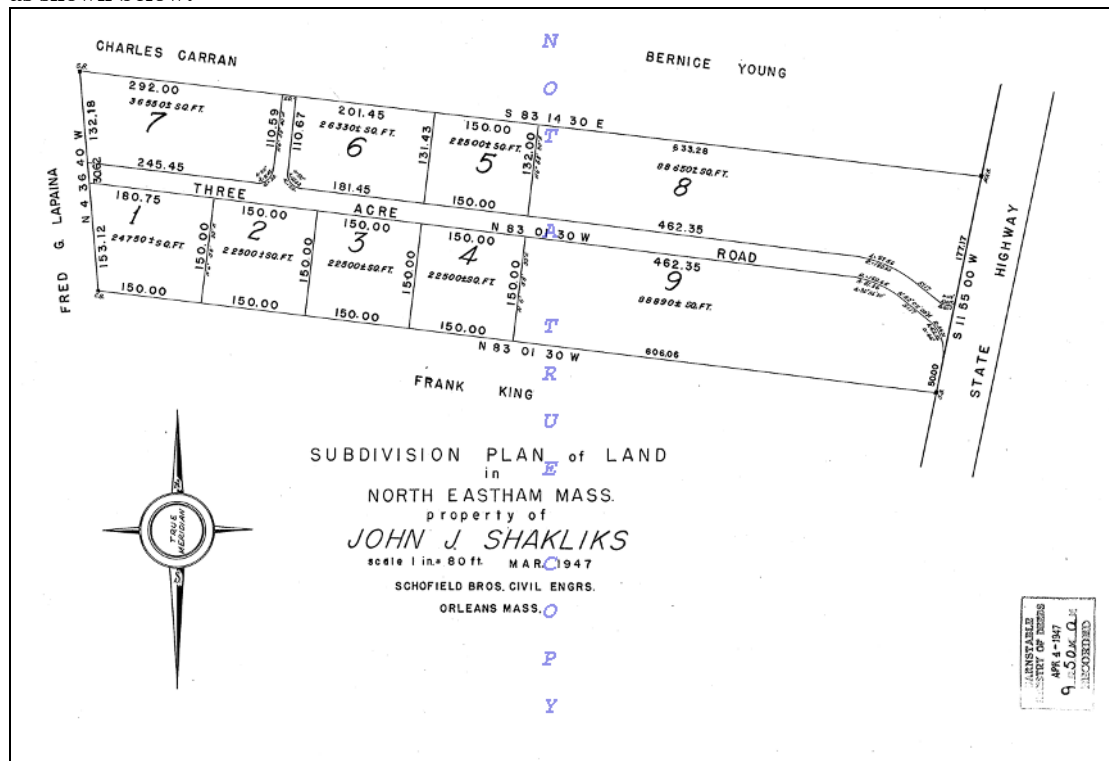
Area(s) Form No.

EAS.755

SUPPLEMENTARY IMAGES



The Shakliks plan of 1946 (BCP 76:121). The driveway access denoted by the dotted lines on the north side of the lot was abandoned when Three Acres Road was developed through the center, as shown below.



The subject property is the west half of Lot 7 in the 1947 Shakliks subdivision (BCP 77:113).